

Municipal Development Plan Update General Section and Implementation

Priorities Committee
February 14, 2017



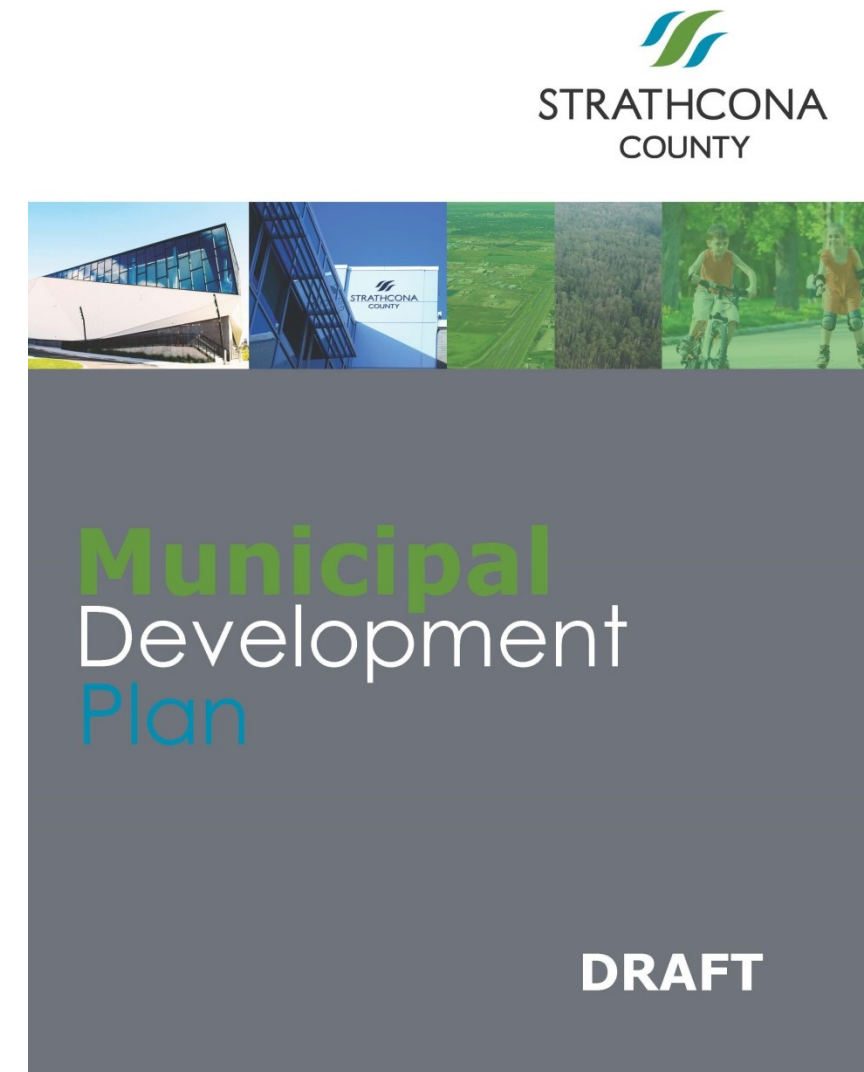
MUNICIPAL DEVELOPMENT PLAN UPDATE
SHAPING OUR FUTURE

MDP Update - Agenda

- MDP Update – Document Format
- General Section
 - Arts, Culture, Heritage
 - Environment
 - Economic Development
 - Transportation
 - Utilities
- Urban Service Area
 - Transportation
- Implementation
 - Transition
 - Review
 - Implementation
- Next Steps

MDP Update – Document Format

- Introduction and Context
- Interpretation
- **General**
- Urban Service Area
 - **Sherwood Park Transportation**
- Rural Service Area
- **Implementation**
- Definitions
- Maps



MDP Update – General Section

Arts, Culture, Heritage

Goal

Provide opportunities for residents to celebrate the culture, heritage and creativity of Strathcona county.

Objectives

- Continue to develop a vibrant and creative County
- Recognize the county's unique history.

Policy Highlights – Arts and Culture

- Encourage public art;
- Ensure a variety of spaces for events and festivals;
- Encourage creative wayfinding for walkable areas within the Urban Service Area and Hamlets;
- Encourage opportunities for visual and performing arts, music and literature;
- Encourage tactical urbanism in the Urban Centre and Hamlets.



MDP Update – General Section

Arts, Culture, Heritage

Policy Highlights – Heritage

- Opportunities for historic education programs;
- Identify and conserve the County's cultural heritage through: designation of structures, Recognition Plaques, maintain Heritage Inventory and encourage public art which reflects history;
- Support heritage/ cultural tourism for existing historic sites throughout the County;
- Promote heritage awareness and community partnerships;
- Ensure preparation of historical impact assessment where required.



MDP Update – General Section

Environment

Goal

Be an environmental leader and ensure responsible use of the natural landscape.

Objectives

- Responsible use of the natural landscape;
- Restoration of natural systems;
- Work towards creating a more environmentally responsible community.

Policy Highlights – Conservation

- Require supporting environmental and technical studies;
- Conservation of Environmentally Significant Areas;
- Encourage conservation easements;
- Encourage pollution prevention and control technologies.



MDP Update – General Section

Environment

Policy Highlights – Conservation

- Minimum development setbacks from waterbodies;
- Encouraging the use of alternative building methods for more sustainable housing;
- Stormwater quantity and quality monitoring systems;
- Requiring the use of compost in landscaping.



Policy Highlights – Actions and Initiatives

- Encouraging programs which increase awareness of the Beaver Hills Biosphere;
- Wetland Conservation Policy for Strathcona County in alignment with provincial legislation;
- Active participation in environmental stewardship organizations such as, but not limited to, the Nature Conservancy of Canada ,the Beaver Hills Initiative, North Saskatchewan Watershed Alliance;
- Implementing the Capital Region Air Quality Management Framework.



MDP Update – General Section

Economic Development

Goal

Strathcona County will increase and diversify its economy.

Objectives

- Strong diversified economy;
- Opportunities for petrochemical cluster development.

Policy Highlights

- Encouraging a diversified energy sector;
- Encouraging innovative employment opportunities in a variety of sectors;
- Encouraging traditional agricultural opportunities, while fostering an environment for innovative agricultural support services;
- Encouraging continued promotion of Strathcona County locally, nationally and internationally as a place that is open for business and investment;
- Encouraging opportunities for tourism.

MDP Update – General Section

Utilities

Goal

Safe and efficient utility systems.

Objectives

- Safe, reliable and efficient development of utilities;
- Increased access to communication networks;
- Integrity of utility and pipeline corridors.

Policy Highlights –General

- Requiring that public health be considered a first priority;
- Encouraging cold weather low impact development.



MDP Update – General Section

Utilities

Policy Highlights – Pipelines and Corridors

- Cooperation with surrounding municipalities and utility companies to create and maintain integrated utility corridors;
- Encouraging pipeline planning to reduce land fragmentation;
- Encouraging the use of pipeline and utility corridors as multi-use corridors.

Policy Highlights – Communication

- Considering the extension of communication services into the Rural Service Area where deemed appropriate;
- Considering the introduction or extension of wireless communication facilities that have minimal impact on environmental features and on nearby residents;
- Encouraging cooperation with Industry Canada to create and implement policies for locating communication facilities in the County;
- Encouraging the co-location of communication facilities to reduce the overall land needs and visual impact of these facilities.



MDP Update – General Section

Utilities

Policy Highlights – Utility Systems

- Requiring a Utilities Master Plan for Strathcona County;
- Encouraging a regional approach for water demand management;
- Cooperation with the Alberta Capital Region Wastewater Commission;
- Encouraging joint wastewater system planning, with the Capital Region Sewage Commission and the City of Edmonton.

Policy Highlights – Solid Waste

- Encouraging cooperation with surrounding municipalities on the planning and development of an integrated regional solid waste management system;
- Encouraging that new developments use methods to divert materials from landfills.

Policy Highlights – Shallow Utilities

- Requiring that developers co-ordinate with shallow utility companies on servicing capacity in new developments;
- Requiring that new developments provide the extension of other utility services such as gas, electrical and telecommunication lines in the Urban Service Area.

Policy Highlights – Alternative Energy

- Encouraging continued use and development of alternative energy supplies such as district energy within the County.

MDP Update – General Section

Transportation

Goal

Safe and efficient transportation systems.

Objectives

- Safe, reliable and efficient transportation systems;
- Opportunities for active transportation;
- Access to a customer-focused, reliable, efficient and safe transit system;
- Responsible operation of aviation transportation systems.

Policy Highlights –General

- requiring an Integrated Transportation Master Plan for Strathcona County;
- encouraging Transit Oriented Development throughout the Urban Service Area.

Policy Highlights –General

- cooperation between municipal, provincial and federal governments to enhance economic growth through the development of an integrated, multi-modal transportation network;
- reducing the cost of existing and future roadways by promoting Transportation Demand Management (TDM) principles such as car-pooling, ride-share, public transit, walking, biking, working from home, and non-traditional work hrs.



MDP Update – General Section

Transportation

Policy Highlights – Trails

- Requiring a Trails Strategy for the County;
- Encouraging the design, development and maintenance of an integrated trail network throughout Strathcona County, with linkages to adjacent Capital Region municipalities, the province and the country including the regional trail linkages of the Trans Canada Trail and the River Valley Alliance Trail Network;
- Considering linking tourism opportunities through active transportation networks where feasible;
- Encouraging connectivity of the River Valley Alliance Trail Network through the provision of footbridges and boat docks or launches.

Policy Highlights –Rail

- Encouraging cooperation with rail lines to determine appropriate preventative mitigation measures for development adjacent to rail lines.

Policy Highlights – Transit

- Requiring a Transit Master Plan for the County;
- Considering studying future opportunities for BRT (Bus Rapid Transit) and Long term LRT (Light Rail Transit) connections in cooperation with surrounding municipalities and the Capital Region Board;
- Encouraging continued express bus inter-municipal transit service by focusing on transit priority corridors between the Urban Service Area and the City of Edmonton;
- Encouraging local transit service delivery methods which meet the needs of the community.

Policy Highlights – Airports

- Economic opportunities for regional airport facilities at the Strathcona Airport, Cooking Lake Airport, and other airports;
- Encouraging increased usage of the Strathcona Airport (Josephburg Aerodrome) by industry;
- Requiring compliance with the Edmonton Garrison Heliport Zoning Regulations.

MDP Update – Urban Service Area

Sherwood Park - Transportation

Objectives

- Provides transportation choice for residents;
- Provides active transportation networks that are safe, comfortable and connected;
- Provides public transportation that is efficient, reliable and economical;
- Provides street networks and parking appropriate to the land use context;
- Provides transportation that is viable in the long term.



Policy Highlights –General

- Encouraging an inter-connected multi-modal transportation system;
- Requiring developers to construct and pay for the full cost of transportation infrastructure to facilitate¹⁴ their development.

MDP Update – Urban Service Area

Sherwood Park - Transportation

Policy Highlights – Active Transportation

- Requiring streets and trails to create an interconnected active transportation network throughout the Urban Service Area of Sherwood Park;
- Requiring efficient sidewalk and/or multi-modal trail connections between residential, commercial and community services wherever possible;
- Encouraging street and intersection design principles that create safe and inviting pedestrian, transit and active transportation connections;
- Requiring lighting, street trees and furniture along main active transportation corridors and at transit controlled locations.

Policy Highlights – Public Transportation

- Requiring the Urban Service Area of Sherwood Park to maintain a public transportation system which includes transit service;
- encouraging that transit controlled locations are integrated into new developments as early in the process as possible;
- Requiring bicycle parking for future transit controlled locations;
- Transit upgrades be prioritized in Compact Development Areas and the Urban Centre.

MDP Update – Urban Service Area

Sherwood Park - Transportation

Policy Highlights – Roadway Networks

- Encouraging street design to incorporate complete streets philosophy into the roadway network where appropriate such as the Compact Development Policy Area and the Urban Centre Policy Area;
- Promote street networks appropriate to the land use context by encouraging differing Levels of Service (LOS) depending on the Policy Area.

Policy Highlights – Parking

- Encouraging the reduction in the number of surface parking spaces within the Compact Development Policy Area and the Urban Centre Policy Area.



MDP Update – Implementation

Draft Transition and Review Policies

Policy Highlights – Transition

- Where the existing Land Use Bylaw zoning for a lot conflict with the policies within this plan and the lot is within an approved Area Structure Plan or conceptual scheme, development may proceed as per the existing Land Use Bylaw zoning and applicable Area Structure Plan or conceptual scheme;
- Where the existing Land Use Bylaw zoning for a lot conflict with the policies within this plan and the lot does not fall under an approved Area Structure Plan or Conceptual Scheme, development must comply with this plan;
- Where a bylaw to approve an Area Structure Plan, Area Structure Plan Amendment or Land Use Bylaw amendment has been deemed complete, Council may proceed with the bylaw provided that final adoption occurs no later than two (2) years from the date on which this Municipal Development Plan is adopted;
- Where a conceptual scheme has been adopted, implementation of the conceptual scheme may occur, if it occurs no later than two (2) years from when this Municipal Development Plan is adopted.

Policy Highlights – Transition Continued

- Conceptual schemes that have been adopted and are more than five (5) years old that do not comply with this plan and do not have approved zoning shall be rescinded;
- Where an application for subdivision has been deemed complete, approval of the subdivision may proceed, provided that the approval occurs no later than six (6) months from the date on which this Municipal Development Plan is adopted.

Policy Highlights – Review

- Review the need for an update to the MDP every 5 years;
- Minor amendments will be completed as needed. At a minimum, amendments shall follow the public consultation and referral requirements of the Municipal Government Act.

MDP Update – Draft Implementation Items

Topic	Policy Area	Implementation Item	Justification	Task Duration
Land Use Bylaw	General	Update the Land Use Bylaw to ensure consistency with MDP.	The Land Use Bylaw requires alignment with this document. Updates are required to ensure consistency.	Long
		Update the Land Use Bylaw to remove references to conceptual schemes for Agricultural Land Use Districts.	Increased direction on subdivision eliminates the need for conceptual schemes.	Short
		Complete standards for prevention and mitigation of risks adjacent to rail lines in the Land Use Bylaw.	Prevention and mitigation of risks adjacent to rail lines is required.	Moderate
		Update the definitions of the Land Use Bylaw to ensure consistency with the MDP.	The Land Use Bylaw requires alignment with this document. Updates are required to ensure consistency.	Short
		Update the Land Use Bylaw to include small scale tourism as uses within appropriate districts.	Consideration is given to small scale tourism. Small scale tourism is not an existing use under the Land Use Bylaw.	Short
		Complete a land use district for the purposes of medium and large scale tourism.	Consideration is given to medium and large scale tourism. There is not an existing land use zone for these uses.	Moderate
	Hamlets	Review the need for amendments to the existing Small Hamlet Boundaries.	Growth has been prioritized in Growth Hamlets. The boundaries of Small Hamlets should be reassessed to ensure that hamlet development demand is not being absorbed in Small Hamlets.	Long

Land Use Bylaw		Update uses in Hamlet Land Use Districts to ensure compatibility with the Growth Hamlet and Small Hamlet Policy Areas.	The Land Use Bylaw requires alignment with this document. Updates are required to ensure consistency.	Moderate
	Agriculture Large Holdings	Complete a district specific to the Agriculture Large Holdings Policy Area.	The current Land Use Bylaw has an agricultural general zoning that is applied throughout the rural areas. In order to achieve the objectives of the Agriculture Large Holdings Policy Area an agriculture zoning tailored to this area is required.	Moderate
	Agriculture Small Holdings	Complete a district specific to the Agriculture Small Holdings Policy Area.	The current Land Use Bylaw has an agricultural general zoning that is applied throughout the rural areas. In order to achieve the objectives of the Agriculture Small Holdings Policy Area an agriculture zoning tailored to this area is required.	Moderate
	Country Residential	Update the Land Use Bylaw to remove High Density Country Residential Districts.	The Capital Region Board requires that density be limited to 50 lots per quarter section in the County Residential Policy Area.	Short
		Update Land Use Bylaw to provide increased consideration for re-subdivision of Country Residential.	Consideration is given to re-subdivision of existing lots.	Short
	Beaver Hills	Complete a land use district for medium and large scale seasonal recreational resorts.	Increased consideration is given to seasonal recreational resorts. There is not an existing land use zone for these uses.	Moderate
		Complete a district specific to the Beaver Hills Policy Area.	The current Land Use Bylaw has an agricultural general zoning that is applied throughout the rural areas. In order to achieve the objectives of the Beaver Hills Policy Area an agriculture zoning tailored to this area is required.	Moderate

MDP Update – Draft Implementation Items

	Urban Service Area	Update the Land Use Bylaw to include land use districts which allow for the mixed-use development as described within the Sherwood Park Urban Service Area.	The current Land Use Bylaw does not include a mixed-use zone suitable to accomplish the policies of the Urban Service Area.	Long
Area Concept Plans	Country Residential	Update the Country Residential Area Concept Plan to reflect the changes in the Local Employment Policy Area.	Select lots south of the railway tracks have been removed from the Country Residential Policy Area and placed under the Local Employment Policy Area to better suite their current zoning and uses.	Short
		Update the Country Residential Area Concept Plan to remove high density.	The Capital Region board requires that density be limited to 50 lots per quarter section in the County Residential Policy Area.	Short
		Update the Country Residential Area Concept Plan to encourage re-subdivision.	Increased consideration is given to re-subdivision of existing lots.	Moderate
		Update the Country Residential Area Concept Plan to match the criteria set out in the MDP for the Country Residential Area Concept Plan (CRACP).	Requirements have been established regarding the CRACP.	Moderate
		Update the Country Residential Area Concept Plan to ensure consistency with this Municipal Development Plan.	The CRACP requires alignment with this document. Updates are required to ensure consistency.	Moderate
		Complete the Bremner Area Concept Plan (BACP).	Requirements have been established regarding the BACP.	Long
	Urban Service Area			
Standards and Studies	Hamlets	Review landscaping standards to integrate public agriculture and edible landscapes in Hamlets.	Public agriculture and edible landscapes are encouraged.	Moderate
		Review the need for multi-modal connectivity including transit to Growth Hamlets, possibly through development of small-scale mobility hubs and park and rides.	Consideration is given to multimodal connectivity to hamlets. A review is required to assess the need and feasibility.	Moderate

Standards and Studies		Update the Design and Construction Standards to require a modified grid pattern of streets and trails as opposed to traditional cul-de-sacs within Growth Hamlets.	Modified grid patterns are required in Growth Hamlets.	Long
		Complete Servicing Master Plans and identify the required infrastructure to facilitate growth in Growth Hamlets.	Servicing Master Plans are required in Growth Hamlets.	Long
	Beaver Hills	Complete Design and Construction Standards for seasonal recreational resorts.	Consideration has been given to Seasonal Recreational Resorts. Seasonal Recreational Resorts have not been previously considered within County Design and Construction Standards.	Long
	Heartland	Review the need for an update to Strathcona County's cumulative risk assessment for the Heartland Policy Area every five years.	Maintenance of a cumulative risk assessment is required.	Short
		Complete a Transportation Network Study for the Heartland Policy Area.	A Transportation Network Study for the Heartland Policy Area is required.	Long
		Complete a Master Drainage Plan for the Heartland Policy Area	A Master Drainage Study for the Heartland Policy Area is required.	Long
		Complete a Master Utility Plan for the Heartland Policy Area	A Master Utility Plan for the Heartland Policy Area is required.	Long
	Urban Service Area	Review landscaping standards to integrate public agriculture, native vegetation, compost and edible landscapes in urban areas.	Public agriculture, native vegetation, compost and edible landscapes are encouraged.	Moderate
		Review Design and Construction standards to encourage Transit Oriented Development techniques.	Transit oriented development techniques are encouraged within areas of the Urban Service Area.	Long
		Review Design and Construction standards to encourage compact forms.	Compact forms are encouraged within areas of the Urban Service Area.	Long
		Review Design and Construction standards to	Walkability is encouraged within the Urban Service	Long

MDP Update – Draft Implementation Items

Standards and Studies		encourage walkability.	Area.	
	Transportation	Review the need for an update to Strathcona County's Transportation Master Plan to ensure alignment with this plan.	The Transportation Master Plan requires alignment with this document. Updates are required to ensure consistency.	Long
		Reduce Parking Requirements in the Urban Center and the Compact Development Area.	Reduce parking requirements are encouraged within areas of the Urban Service Area.	Moderate
		Review the need for active transportation connections between tourism opportunities.	Consideration is given to active transportation connections between tourism opportunities.	Long
Programs	Conservation	Complete programs highlighting the importance of Environmentally significant areas and the Beaver Hills Biosphere.	Programs highlighting the importance of environmentally significant areas and the Beaver Hills Biosphere are encouraged.	Moderate
		Complete the Climate Change Resiliency Plan.	Programs increasing the County's climate change resiliency are encouraged.	Long
		Complete the Biodiversity Conservation Plan.	Programs increasing conservation of the County's biodiversity are encouraged.	Long
		Incentive program for green building.	Green building is encouraged throughout the county.	Long
	Heavy Industrial/Heartland Policy Areas	Complete a formal industrial partner engagement program.	Require that industry has programs in place to aid in reducing potential risk hazards including education programs.	Long
		Complete a comprehensive industrial inspection Program.	Require that industry has programs in place to aid in reducing potential risk hazards including education programs.	Long
		Complete a community emergency response plan.	Require that industry has programs in place to aid in reducing potential risk hazards including education programs.	Long

Inclusionary Housing	Hamlets	Complete an Inclusionary Housing Program for Growth Hamlets.	Inclusionary housing is encouraged within Growth Hamlets.	Long
	Urban Service Area	Complete an Inclusionary Housing Program for Sherwood Park Urban Service Area.	Inclusionary housing is encouraged or considered within areas of the Urban Service Area.	Long
Design Guidelines	Hamlets	Complete the development of Growth Hamlet Design Guidelines.	Design Guidelines are required for Growth Hamlets.	Long
	Urban Service Area	Complete the development of Urban Design Guidelines.	Design Guidelines are required to implement the policies of the Urban Service Area.	Long
		Complete the development of School Site design Guidelines	School sites are encouraged to meet site selection criteria.	Long
Area Structure Plans	General	Update applicable Area Structure Plans to ensure consistency with this MDP.	The Land Use bylaw requires alignment with this document. Updates are required to ensure consistency.	Long
		Review the locations of potential school sites within Area Structure Plans.	School sites are encouraged to meet site selection criteria.	Moderate
	Hamlets	Review the need for the completion of new Area Structure Plans or update of existing Area Structure Plans in each hamlet.	County Area Structure Plans require alignment with this document. Updates are required to ensure consistency.	Moderate
		Update Growth Hamlet Area Structure Plans following the completion of servicing master plans.	School sites are encouraged to meet site selection criteria.	Moderate
		Update Growth Hamlet Area Structure Plans to following completion of design guidelines.	Design Guidelines are required for Growth Hamlets.	Short
		Update Growth Hamlet Area Structure Plan(s) to include policies regarding transit if transit becomes available in the future.	Consideration is given to multimodal connectivity to hamlets.	Moderate

MDP Update – Draft Implementation Items

		Review the need for amendments to the existing Small Hamlet Boundaries.	Growth has been prioritized in Growth Hamlets. The boundaries of small hamlets should be reassessed to ensure that hamlet development demand is not being absorbed in small hamlets.	Long
Municipal Development Plan	Hamlets	Review the need for amendments to the existing Small Hamlet Boundaries.	Growth has been prioritized in Growth Hamlets. The boundaries of small hamlets should be reassessed to ensure that hamlet development demand is not being absorbed in small hamlets.	Long
Policy/ Processes	General	Complete guidelines for Agricultural Impact Assessments within the County.	An AIA is required for new growth areas. There are no existing County guidelines AIAs.	Long
	Beaver Hills	Complete a process for conservation subdivisions.	Consideration is given to conservation subdivisions. This type of subdivision does not currently have a process.	Moderate
	Conservation	Update the Strathcona County Wetland Conservation Policy to ensure alignment with provincial legislation.	Provincial legislation is being updated. A Wetland Conservation Policy in alignment with the provincial legislation is required.	Moderate
		Update the County's environmental reserve, municipal reserve, conservation easement policies and any other environmental policies to ensure consistency with this plan.	Adjustments have been regarding how reserves are required in rural areas. Updates are required to ensure consistency.	Moderate
	Growth Management	Complete and maintain a statutory plan policy which contains a terms of reference for statutory plans that is consistent with this plan and the Capital Region Board Growth plan.	Requirements for statutory plans have been established.	Long

	Urban Service Area	Complete and maintaining a Redevelopment Plan policy which contains a terms of reference for redevelopment plans that is consistent with this plan.	Requirements for area redevelopment plans have been established.	Long
		Complete a policy regarding the requirements of Parks Master Plans.	Parks Master Plans are required for redevelopment of parks.	Long
Conceptual Schemes	General	Complete a rescinding of existing conceptual schemes that were adopted more than five (5) years prior to the adoption of this plan and do not have zoning under the Land Use Bylaw.	Conceptual schemes that were adopted more than five (5) years prior to the adoption of this plan and do not have zoning under the Land Use Bylaw require rescinding.	Moderate
		Complete a rescinding of existing conceptual schemes that are adopted within five (5) prior to the adoption of this plan and do not have zoning under the Land Use Bylaw within two years following of the adoption of this plan.	Conceptual schemes that are adopted within five (5) prior to the adoption of this plan and do not have zoning under the Land Use Bylaw within two years following of the adoption of this plan require rescinding.	Moderate
Area Redevelopment Plans	Urban Service Area	Update the existing Centre in the Park Redevelopment plan to ensure consistency with this plan.	County Area Redevelopment Plans require alignment with this document. Updates are required to ensure consistency.	Long
		Review the need for Area Redevelopment plans throughout the Urban Service Area.	Area Redevelopment Plans are required to meet the policies of the urban service area.	Long
		Establish Redevelopment levies where required.	Developers are required to pay for infrastructure cost required for redevelopment.	Long

MDP Update – Next Steps

- Internal and External Referral on second draft – January/February 2017
- Survey January 19th – February 13th
- Council March 7th – Outstanding Items needing Direction
- Final Draft Spring 2017 – timing may depend on Provincial approval of the Edmonton Metropolitan Region Growth Plan.

MDP Update

Discussion